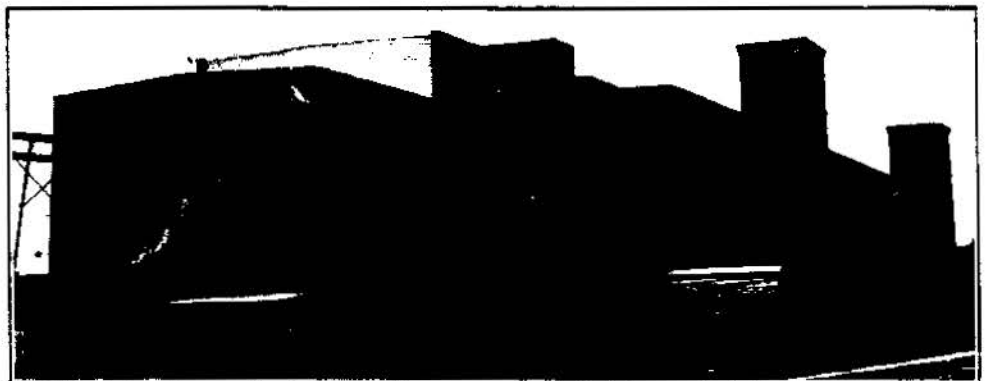


## **GRANBY MILL VILLAGE HISTORICAL SURVEY**

**SURVEY REPORT  
AUGUST 1990**

**Prepared By**

**HISTORIC  
PRESERVATION  
CONSULTING, INC.**



**Survey Report**  
**GRANBY MILL VILLAGE**  
**HISTORICAL AND ARCHITECTURAL INVENTORY**

**Historic Preservation Consulting, Inc.**

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Project Carried Out for South Carolina Department of Archives and History,  
and The City of Columbia

Summer 1990

# **Survey Report**

## **GRANBY MILL VILLAGE HISTORICAL AND ARCHITECTURAL INVENTORY**

### **Historic Preservation Consulting, Inc.**

**1. Name of Survey**

Granby Mill Village Historical Survey  
Columbia, South Carolina

**2. Boundaries of Survey Area**

Survey boundaries include Lincoln Street to the east; Catawba Street to the north; Gist Street to the west; and, Heyward Street to the south.

**3. Number of Properties Surveyed**

162 sites were surveyed

**4. Number of Square Miles Surveyed**

Approximately .1065 square miles

**5. Surveyors**

Scott Power  
Stan Little  
Historic Preservation Consulting, Inc.  
43 Hindman Drive  
Greenville, South Carolina 29609

**6. Beginning and Ending Dates of Survey**

April 1990 through August 1990

**7. Objectives of Survey**

Funded in tandem by the South Carolina Department of Archives and History and the City of Columbia, this survey is part of the ongoing statewide inventory of South Carolina's historic places. The statewide survey program, administered by the South Carolina Department of Archives and History, is the cornerstone of the State Historic Preservation Program. The survey program involves the identification of cultural resources, the gathering of detailed data on these resources through historical research and fieldwork and the analysis and organization of data recorded.

The survey is essential to the administration of the programs of the State Historic Preservation Office. It identifies those properties that are eligible for the National Register of Historic Places – the nation's official list of historic resources worthy of preservation. Properties eligible for the Register may, in turn, qualify for the federal and state historic preservation matching grant-in-aid and certain tax incentives that the State Historic Preservation Office administers. The SHPO also uses the survey to facilitate its review and compliance process. This review process helps protect listed or potentially eligible cultural resources from adverse effects that may result from projects that require South Carolina Coastal permits or are federally-funded or licensed.

Locally, the survey provides the information a community needs to conserve, maintain, and enhance its historic resources. The systematic identification of significant cultural resources or collections of resources within an area is essential to a community when it is drafting a preservation ordinance, identifying a local landmark, or marking off a conservation district, for such measures will influence future planning, new development, capital improvement, and zoning.

A survey establishes a record of those cultural resources that comprise and convey our heritage. By providing easy access to information on a community's cultural resources through publications, audio-visual presentations, or heritage education projects, the survey promotes public awareness of, increases public appreciation for, and strengthens a community's commitment to protect the state's historic resources which collectively define our sense of place.

## **8. Method of Survey**

The survey methodology was in accordance with the "State Historic Preservation Office Survey Manual," revised 1990 edition issued by the South Carolina Department of Archives and History:

### **a) Research on the Historical Development of the Survey Area**

The survey began by soliciting information from local neighborhood associations at a publicly held meeting and by conducting research into the general historical development of the Granby Mill community. Pertinent information collected from neighborhood residents and local and regional research facilities were used to identify significant historical resources and themes associated with the development of the mill village. A bibliography of the principal sources consulted during the survey and preparation of the Survey Report is located in Section 10.

### **b) Fieldwork for Intensive Survey**

During the principal fieldwork phase between April 9 and April 18, 1990, all sites in the survey area which met the survey criteria for inclusion were recorded and documented by black and white photographs, state-issued survey site forms and mapping. The survey criteria used to determine whether properties were eligible included all buildings and structures constructed prior to 1941 which retained enough physical integrity to convey a sense of its historic character. Also included in the survey were several properties built post-1941 which, because of architectural uniqueness or historical significance, appeared worthy of inclusion.

### **c) Historical Research on Individual Properties**

In consort with survey fieldwork, an attempt was made to collect historical information on individual sites within the survey area. Data was collected from property owners, current residents and long time residents of the community who no longer reside in the area. This information supplemented other general historical data collected from local research facilities and greatly enhanced the documentation recorded on survey site forms.

### **d) Products of Survey**

The survey produced two sets of survey site inventory forms, two sets of photo cards with black and white photos attached, multiple copies of the "Survey Report" and Design Review Guidelines for the Granby Mill Village community. Design Review Guidelines were created from data collected during the survey fieldwork and will

serve to provide homeowners with basic rehabilitation and design philosophy for performing work on the historic resources located within the survey area. Survey Maps with all properties recorded identified were also produced and accompany the Survey Report and Guidelines. All materials produced during the survey are held by the South Carolina Department of Archives and History and the City of Columbia.

## 9. General Historical Development of Granby Mill Village

### A. Overview of Columbia's Founding and Development

Columbia is located in Richland County, in the approximate center of South Carolina. The capital city is situated on a plane which rises in one mile about 200 feet above and on the eastern side of the Congaree River. The confluence of two of the states main waterways - the Saluda and Broad Rivers - intersect and form the Congaree. The lower section of the county is in the *Coastal Plain* region while the upper half of the county is in the *Sand Hill* region of the state. The Sand Hills are characterized by "high lands composed of extensive ridges of barren sand, covered with small pitch pine and black jacks, or dwarf oaks."<sup>1</sup> In the southern part of the county the Congaree and Wateree Rivers converge and form the great Santee River. Richland County's numerous streams and creeks in addition to the confluence of major waterways which transverse the county made for attractive farmlands during the County's earliest period of white settlement. Moderate climate and an even distribution of yearly precipitation is adequate for the cultivation of numerous crops. Elevations of 350 to 500 feet on the main ridges of the Sand Hills are part of the plane upon which Columbia is located, placing it on a high and centrally-located strategic site in the state.<sup>2</sup>

Due to the strategic location of the site upon which Columbia was subsequently established, early occupation of the area by traders induced the development of trading posts, and by 1754 a ferry was established which connected settlements on both the east and west sides of the Congaree River. Interestingly, a settlement which prospered on the south side of the Congaree during the middle to late eighteenth century was known as *Granby*.<sup>3</sup> Robert Mill's 1825 Atlas of the State of South Carolina, indicates a substantial settlement on the west side of the Congaree denoted as "Granby" with a landing on the opposite side of the river named "Granby Ferry."

Following the Revolution, in 1785 a resolution was adopted by the General Assembly to investigate the relocation of the state capital to a central location in the state and for the next two years perhaps the greatest debates ever held in the State House were mustered over the future location of the state's seat of government. On January 4, 1790, the General Assembly met in Columbia for the first time and by proclamation issued by Governor Charles Pinckney declared: . . . "hereby notifying to the Secretary of the State - the Surveyor General - the Commissioners of the Treasury, and the Auditor General, that they are to prepare themselves, together with all the Records Documents and papers belonging to their respective Officers, to remove on the first day of December next to Columbia, pursuant to the Act of the Legislature in that case made and provided - And I do hereby Summon the Honorable the Members of the Senate and House of Representatives to Convene at the said Town of Columbia on the first Monday in January next that being the day to which they at present stand adjourned."<sup>4</sup> Columbia's development during the remaining decade of the eighteenth century and throughout the first half of the nineteenth century was characterized by steady growth in commerce, population and social and political activity. This process of growth and development was relatively unimpeded until the physical and economic devastation brought on by the Civil War. Recovery and reconstruction was a slow and consuming process involving the reorganization of financial and governmental operations. After the period 1868-1877 when the state was dominated by Radical

Reconstruction and a succession of republican governors, Wade Hampton was elected in 1876 on the democratic ballot amid widespread racial violence and political controversy which ended in 1877 with the seizing of power by the democrats. The era of reconstruction in South Carolina had ended.

### B. Industrialization and the Formation of the Textile Industry

The cotton culture recovered rapidly following the Civil War with prices rising to \$.28 per pound by 1869.<sup>5</sup> Based on the discovery of phosphates in the state in 1867 and a large workforce of landless, white sharecroppers and tenants, the cotton culture sustained the rural agricultural economy of the state through the era of Reconstruction until prices became depressed in the late nineteenth and early twentieth centuries. Columbia's strategic location and center of railroad transportation for the state contributed greatly toward the city's growth as a textile center during the late nineteenth century. During the period 1877-1900 the states mileage of main-line track doubled while the number of textile mills increased from eighteen in 1880 to 167 by 1910.<sup>6</sup> This evolving textile industry had significant and widespread impact on small towns and villages throughout the state.

The emergence of the textile industry in South Carolina following the years of Reconstruction as stated by David L. Carlton was "... a significant development, not only in itself, but also in its implications for the state's future."<sup>7</sup> The dramatic rise in cotton manufacturing starting with the boom of the 1880's and continuing through the end of the Progressive era in the 1920's propelled South Carolina into the position of third largest producer of textiles in the United States. In the latter years of the period, it is estimated that one sixth of the state's white population was living in mill villages. Increases in the textile industry, wage-earning employees in the state from 2,053 in 1880 to 48,079 in 1920 signaled the beginnings of the great twentieth century exodus from the farm to the city.<sup>8</sup>

Cotton mill production in Columbia, like the entire state of South Carolina, did not amount to a significant level of output until the post-Reconstruction era. Of the three cotton mills existing in the state in 1860, one was located in Columbia operating as a small yarn and carded cotton plant. Cotton manufacturing in the city began to progress after 1880 when the Columbia canal was sold to Thompson and Nagle who "issued a lurid prospectus of the wonderful things that the Columbia Canal was to accomplish under the plans they had."<sup>9</sup> Included within the many purposes the firm deemed possible with an operational canal was a series of cotton mills along the banks of the canal. Although the Thompson-Nagle project to reinstitute the canal failed, the State interceded to finish the canal and in cooperation with the City of Columbia and its board of trustees, completed the project in 1895. August Kohn, in his treatise on The Water Powers of South Carolina, concluded in 1910 that the canal was an "important enterprise that marks an epoch in the industrial development of this State, and which continues to mean so much for the city of Columbia, in its industrial and economic life."

Taking advantage of the newly developed hydro-electric power system, the Mount Vernon-Woodbury Duck Corporation utilized electricity to operate the Columbia Duck Mills located on the banks of the Columbia Canal thus becoming the first cotton mill driven by a limitless supply of electric power. Following the lead of the Duck Mills came a variety of local enterprises who were supplied with power through the Columbia Street Railway, Light and Power Company.<sup>10</sup> In addition to the revolutionary source of power created by the Columbia Canal, the second most important event to occur which had a significant and lasting impact on the development of the textile industry in Columbia was the establishment of the W. B. Smith Whaley & Company in 1894.

### C. W.B. Smith Whaley and Company

The dramatic growth of the textile industry, particularly throughout the last decade of the nineteenth century and into the first few years of the twentieth century has been credited in part to the work of W.B. Smith Whaley and Company of Columbia – an architectural and engineering firm who specialized in the design of cotton mills. The Company's advanced technological ideas and sophisticated designs during the period 1893–1903 attest to the firm's contribution and position as South Carolina's preeminent textile mill designer. The firm's work throughout the southeast during this period made them a company of regional and national importance.

The success of the firm can largely be attributed to the skilled and experienced William Burroughs Smith Whaley (1866–1929), who became one of South Carolina's leading figures of the textile industry at the turn of the twentieth century for his contribution to the design of mills as well as establishment and ownership of several mills in Columbia. Whaley was a native of Charleston and received his education at the Stevens Institute of Technology and Cornell University where he graduated in 1888 in mechanical engineering. He worked as a mechanical engineer at the firm of Thompson and Nagle, in Providence, Rhode Island, where he obtained his first experience and interest in textile mill design under one of the firm's major partners, Mr. D.M. Thompson, who was also a general manager of a textile corporation and engineer for several mills in the north.<sup>11</sup>

It was in 1892 that Whaley first ventured south to determine the possibility of establishing a business devoted to the design and construction of cotton mills operated by hydroelectricity. After trips to various sites throughout the state, Whaley decided that Columbia posed the most probable city for the development of cotton mills and "that it was destined to become a great mill city and therefore offered opportunities."<sup>12</sup> Whaley relocated to Columbia in 1893 and established himself as a mechanical engineer specializing in the design of textile mills. He was warmly received by the local business community and favored in numerous articles published in *The State*, newspaper. His enthusiastic attitude toward industrial development and progress gave him great favor with political and financial leaders.

Whaley's impressive accomplishments during the last decade of the nineteenth century and the first three years of the twentieth included the design of twenty cotton mills or major additions in the states of South Carolina (15), Alabama (2), Georgia (1) and North Carolina (1). Whaley entered into partnership with Gadsden E. Shand, a local civil engineer in 1894 to form the W.B. Smith Whaley and Company – the company responsible for the majority of designs developed by the team. The number of commissions received by the firm during the 1890's establishes their success as a major design team but their innovative and often revolutionary engineering and architectural approach to the design of cotton mills is what separated their company from other active firms during the period.<sup>13</sup>

Of the eight mills designed by Whaley and Company that were built in South Carolina, four were located in Columbia and presented new challenges to Whaley not only from an engineering and design standpoint but also from a managerial position as Whaley, in partnership with subscribers, built and presided over the construction and operation of the mills. It was at Whaley's four Columbia mills that he is thought to have executed his most technologically-innovative designs perhaps due to his vested financial interest in the mills. The first mill he erected in Columbia was Richland Mill built in 1894–95 and originally powered by the traditional system of steam generator. Granby Mill, built in 1896–97 represented Whaley's first major technological improvement in mill design being powered by "remote", off-site



hydroelectricity generated from the Columbia Canal. "The power was distributed through the mill by a series of transformers for general power and lighting, and eight motors. Each different type of machinery, such as the pickers, carders, rovers, spinners, looms, slashers, finishers, and the machine shop, had a separate motor. These motors were much more efficient and economical than those in earlier mills. They were not free of problems, however, as rising water at the canal often caused power failures throughout the mill."<sup>14</sup>

The third mill Whaley built in Columbia was the Olympia Cotton Mill, constructed 1899-1900 and located adjacent to Granby Mill. The Olympia Mill is considered to be Whaley's most impressive design from both a technological and architectural point of view. This new venture by Whaley and the directors of the Richland and Granby Mills was glorified by the *The State* as well as other Whaley supporters as "the greatest single mill in the South," and once in operation the city would be "far beyond all competition, the greatest cotton manufacturing city in the south, with over 50,00 more spindles than Augusta." Once completed, the Olympia Cotton Mill was the largest textile mill in operation in the United States.<sup>15</sup>

Whaley's fourth textile mill built in Columbia was the Capital City Mill erected 1902-1903 and like most design projects Whaley and Company executed following the Olympia Mill, it was relatively small by comparison. Although the four mills Whaley designed and built in Columbia were considered among his most innovative, their economic success was quite lacking and due largely to Whaley's inability to properly manage and finance their operations. Poor management coupled with rising labor and management conflicts during the early years of the twentieth century ultimately proved to trying for Whaley. A reorganization of his four Columbia mills in 1903 was approved by the board of directors of the Company and Whaley resigned as president. Whaley's resignation was voluntary and based as much on a desire to concentrate on design as a wish to be rid of the burden of mill management. In 1903, Whaley relocated to Boston to pursue his design practice in the W.B. Smith Whaley and Company office which had been established there in 1899. Whaley and Company's Columbia office was subsequently taken over by Gadsden E. Shand who later entered into partnership with George E. Lafaye, the chief draftsman for Whaley and Company.<sup>16</sup>

W.B. Smith Whaley and his textile design company had a significant and lasting impact on the South Carolina textile industry as well as on the thousands of families who found gainful employment in his Columbia mills. His innovative engineering and architectural designs propelled an industry which all but consumed the southeast during the late nineteenth and early twentieth centuries. Whaley's technological innovations for mill design were, however, not his only contribution to the textile industry; his concern for the workers in his mills translated into the design and construction of housing for operatives and mill management and related buildings in the mill village. His first attempts at designing entire mill village complexes were at his first two Columbia mills: the Richland Mill and Granby Mill, where his understanding and experience from work in the northeast are truly reflected in his designs for mill housing.

#### D. Granby Mill and Mill Village

##### 1.) Development of the Granby Mill

The second mill erected by W.B. Smith Whaley in Columbia was the Granby Cotton Mill which received its charter on September 11, 1895 with Whaley presiding as president. This mill, as reported by *The State*, on May 29, 1895, would be "half as large again as the Richland mill" and "the site selected for the Granby mill is on the



extension of the canal, at the upper end of the Green property near the line of the C.C. & A. railroad track." From the outset, Whaley intended the Granby Mill to be the city's largest mill to date with 30,000 spindles and operated by hydroelectric power generated by the Water Power Company from the Columbia Canal.<sup>17</sup> The location of the mill was specifically chosen to place the mill in close proximity to the proposed expansion of the adjacent canal owned and operated by the Columbia Water Power Company. The construction of a new central power plant enabled the Granby Cotton Mill to come on line and in January of 1897, the mill began operation though with only half of the machinery installed and powered by surplus electricity from the Columbia Mills.<sup>18</sup>

The construction of the Granby Mill followed closely on the heels of Whaley's successful Richland Mill and at a time when industrial development had gripped not only the capital city, but the entire south. The promise of steady work and available housing (maintained by the company) were strong incentives for relocation for a large white, landless population of tenant and sharecroppers who, by the late nineteenth century, due largely to depressed economic conditions surrounding agriculture, were often living in impoverished conditions on small farms. The Granby Mill, like the three previous mills built in Columbia, were faced with very few problems in attracting worker and it was not until the turn of the century that the rapid growth of the industry produced a shortage of labor. Many mill owners even advertised in neighboring states for workers when shortages in the local labor market arose and it was partly due to this "enticement" philosophy held by mill management that the concept of "welfare work" was initiated whereby the establishment of company-sponsored community activities - principally schools, churches and recreation facilities - became a drawing card for the potential laborers.<sup>19</sup>

## 2.) Development of the Mill Village

The Granby Mill Village, like other mill communities established during the late nineteenth and early twentieth centuries, was designed and built to be self-sustaining and largely maintained and controlled by the company. The mill owned all of the houses for not only the operatives or workers, but also those built for company managers and supervisors. As the mill continued to prosper economically and increase its production capacity, new workers and company-sponsored programs increased.

The location and size of the Granby Mill provided for a distinct and insular community; though tied to the adjacent Richland Mill Village by ownership and management, the Granby Mill Village, like the Olympia Mill Village to follow, developed its own sense of identity, diminishing the significant effect of predetermined contiguous village boundaries. Whaley's promise of "perfecting subsequent work . . ." and taking "pride in the fact that every cotton mill they have designed has been an improvement on the one previous to it," translated as well into the design of mill villages for his company-owned enterprises.<sup>20</sup> Whaley's studies and training of the cotton industry in the Fall River Valley of Massachusetts discern much about the nature of the design and layout of the Granby Mill Village. Initially, the Village consisted of 55 operatives' houses laid out on a typical grid pattern and architecturally- based on traditional New England antecedents - principal among being a "saltbox" house form.<sup>21</sup> The original 55 houses constructed for operatives of the Granby Mill are now indistinguishable from the 113 houses existing in the community today and it is assumed that the original housing built is that located closest to the mill, probably in the area just north of the mill bounded by Catawba Street on the north (originally known as Tobacco Street), Gist Street on the west, Heyward Street on the south and the mill spur track of the Southern Railroad on the east. As early as 1898, Whaley increased the capital stock of the Granby Mill to "\$800,000, so as to provide for filling up their big mill building and run it at the full limit of its capacity."<sup>22</sup>

This increase in capacity resulted in the employment of approximately 500 more operatives and the construction of 60 "new cottages" for housing. This nearly doubled the number of dwellings in the village and since it occurred so closely to the date of the construction of the original 55 mill houses their exact location within the village is unknown.<sup>23</sup>

The pattern and layout of the mill village depict typical characteristics associated with mill village design, though architecturally it is noteworthy in Columbia due to its strong and obvious visual tie to New England. Broad streets through the middle of the village provided space for the placement of medians on Whaley Street (since removed) and Williams Street – a common feature of many mill communities which was aimed at providing open space for the workers who generally came from a rural, farming background.<sup>24</sup> The houses are arranged for economy of space and convenience, separated by only 20 feet between houses and serviced by a rear alley. Swept dirt yards enclosed by wire fences three feet high in the front and five feet in the rear allowed many of the residents to house chickens [often brought from the farm.] The overriding design philosophy executed at Granby was the close proximity of the housing to the Mill itself. The lack of automobile transportation and the long working days put in by the operatives necessitated the village's close proximity to the mill.

The mill village's predominant housing type – and the type constructed to house the operatives – was as stated earlier, a traditional New England Saltbox form executed for multifamily habitation. Interior spatial arrangement consisted of four rooms on the first floor and two rooms above with two small stairways leading from the rear kitchens to a small "hall" or sleeping loft beneath the rear slope of the roof. The identical housing units in the village were built with connecting double and single doors from one dwelling to the other to provide for use by extended families. The economically conservative design is denoted by simple balloon-frame construction, weatherboard siding, steeply-pitched gable roof broken at the rear by a centrally-located chimney. Two other house types were built in the Granby Mill Village during its earliest period of development and included a two story, gable-front house more commodious than the standard operative housing and believed to have housed shop foremen and overseers; and, a one story, side-gable house built for single family occupation. The original supervisory housing located on the south side of Whaley Street due east of the Southern Railway line which bisects the village, conforms to the "saltbox" type house but was constructed as a single family unit and distinguished by a two-tiered gable porch on the front facade and decorative wood shingle-work in the gable ends.

By the turn of the century, the growing demand for mill labor induced mill owners to institute new measures to attract workers to their mills. In the winter of 1899 in the midst of constructing an addition to the Granby Mill and building the additional 60 housing units to accommodate new employees, Whaley saw an opportunity to attract "a better class of operatives" by providing "an operatives boarding house . . . for operatives who have no families . . ."<sup>25</sup> The "boarding house" as described in *The State*, was to be "a two-story brick building, 150 by 28 feet, which will be fitted up with modern conveniences, such as water, sewerage and steam heat . . . the downstairs for men and the second story for women." The idea as plainly stated was to compete, with other mill companies in offering "attractions and comforts" to single operatives which may induce them to "remain with the mill permanently." This concern for providing better conditions and "attractions" for the mill operatives was a growing endeavor of the mill owners and making "the lives of their operatives comfortable and pleasant . . . has a mercenary side in that better work is obtained from a steady and satisfied set of hands."<sup>26</sup> The boarding house, referred to in later years by residents of the community as "the old hotel" was located behind the mill offices between Williams Street and Tryon Street (originally named Zig Zag Street). The building was demolished sometime between 1939 and 1970.

The development of the Granby Mill Village from 1897 until 1903, when Lewis W. Parker was appointed President of the four mills previously owned and operated by Whaley, was marked primarily by clashes with labor and the evolving unions. Though Whaley had attempted to provide his workers with the most convenient and suitable living atmosphere, as was the case with most mill owners at the turn of the century, "Whaley's uncompromising stand on labor unions demonstrated deeper problems" and even his increased effort to provide additional social services in his mill villages did not dissuade the growing sensibilities for unionization.<sup>27</sup> Granby Mill workers were involved in the "Labor Day" lockout which resulted in a strike by the local union at Olympia, Granby and Richland Mills in the fall of 1901. Continuing disputes over labor and the critical debt problems faced by Whaley's four Columbia mills reached a breaking point in 1903 and the board of directors of the mills ordered a complete reorganization of the mills. Whaley's resignation as president of the mills signaled a new era for all four mills including new leadership and programs for mill workers and their families.<sup>28</sup>

### 3.) Mill Life

The migration of white sharecroppers and tenants to the mills in the late nineteenth and early twentieth centuries provided the cheap labor source needed to operate large industrial enterprises and enable the mill owners to produce textiles at a rate favorable for sale in national and international markets. The life which many chose to leave behind on the farm was often as great an incentive for relocating as any positive attributes provided by the mill companies. As Alvin Byars' mother indicates in Olympic-Pacific, The Way It Was: 1895-1970, "... My family came down from a farm in the Dutch Fork section of Richland and Lexington counties. We lived on a farm so poor it would grow nothing but rocks, my daddy cut cord wood on the side to buy food. He had heard about the mills opening in Columbia and one day he just decided to load all of our belongings and us onto the wagon and come to Columbia. He drove that old wagon onto the ferry at the Broad river and crossed. We came straight to the Granby Mill Village in 1898 and went to the mill to get a job. I was 8 years old and worked in the Granby Mill until the Olympia Mill opened and then went to work there. We got one of those nice new houses on Fifth Street. I was an experienced worker when I reached twelve years of age and could run eight sides. I had two new dresses and plenty of good food." The differences between the rural, agrarian lifestyle most mill hands had been accustomed to and the city, industrial lifestyle associated with the textile mills came to many, initially, as salvation from the oppressive conditions of life as a sharecropper or tenant. As Alvin Byers indicates, "When people came to the mills seeking employment they did not generally bring very much with them. Of course, some who came were a little more prosperous than others, but a great many had but very little; they had been accustomed to little in their primitive, usually, country homes. It didn't take them long to get accustomed to modern things, especially electric lights, the phonograph and the organ." Although the often poor working conditions, long working hours, exploitation of child labor and low wages ultimately came to characterize the textile industry at the turn of the century, many mill operatives still saw it as a lifestyle more tolerable than the hard existence beat out on the unproductive soils owned by someone else.

A family's first introduction to mill life generally came after an operative was hired by the mill and he and his family were assigned to the "best available house" by the "outside man" -- the mill official who was responsible for helping the new families settle in the mill village. Large families with many potential mill workers and those families with the longest period of service in the mill were given the choice assignments which generally meant the houses nearest to the mill. Since operatives had to walk to work the desirability of close accommodations was a priority with every family.

Life in the mill village for many was a marked improvement over the living conditions which so many workers and their families had left behind. The Mill Company, partly due to its desire to attract and subsequently provide hospitable living conditions for its workers, created a community totally self-sufficient with programs designed to facilitate every need of its mill operatives. This system of mill-owned and mill-sponsored enterprises and facilities allowed the operatives to purchase goods, rent housing and pay nominal fees for utilities. Until the mill divested itself of all residential property, all maintenance and upgrading was carried out by the mill.

Prior to the labor movements of the early twentieth century and the efforts for unionization, social life in the mill community was stagnated by long working hours for all members of a mill family. The system of "shift work" often displaced family members from enjoying activity together when time-off was available. Once child labor laws were enacted and maximum working hours set, the social activities afforded to the general population were assessible to the mill worker and a greater interaction within and between families resulted. This increase made for more activity in the mill village and no doubt contributed to the establishment of many social and recreational programs started by the mill under the management of Parker Cotton Mills.

Note on availability of resources: Due to the lack of information and resources, particularly access to Granby Mill records, the period of the village's development between the years 1897-1903 is less than fully documented, though it is believed the community, like the Richland Mill Village, had limited welfare programs (constituted mainly by schools and churches) provided by the mill which perhaps contributed to the labor unrest initiated by such organizations as The National Union of Textile Workers.

#### 4.) Support Institutions and Facilities

Following the appointment of Lewis W. Parker as president of the Whaley Mills, the concern over shortages of labor intensified leading mill management to institute welfare programs similar to those established by Parker at his Monaghan Mills in Greenville, S.C. The trend toward providing for the welfare of mill workers coupled with technological advancements in urban water and sewerage systems enabled the mill to upgrade its facilities while establishing more activities for operatives and their families. Parker, in conjunction with the mill management began a program in 1906 "to attract and hold good worker," by upgrading the housing and services provided to all of the mills previously owned by Whaley.

In the Granby Mill Village a variety of improvements were initiated between 1907 and 1910 particularly involving the operative housing. Some of the main streets throughout the village were paved and curbing was added and due to a concern over the health of the mill workers, numerous drainage projects were initiated to eradicate standing water in a swamp located behind the mill and behind workers homes. Parker commissioned a topographical survey of the area to plan drainage paths and by 1907 much of the work had been completed. During the year 1910, the houses in Granby were upgraded by the addition of screen on windows, fences surrounding the houses (in a three block area of the village) and the most significant improvement to date - indoor plumbing which replaced the privys located at the rear of the yard of each house.<sup>29</sup> Bathroom facilities added to the houses first included only toilets and sinks, receiving bathtubs sometime later. The additions to the houses were all added to the rear and executed by enclosing a portion of an open back porch. When bathrooms were enlarged to accommodate tubs, a second portion of the porch was enclosed.

The Whaley Mills' Company Store building, located north of Whaley Street adjacent to the Whaley Street Methodist Church, was probably built shortly after or perhaps during the construction of the Granby Mill. Its location across from the original supervisors' housing and directly adjacent to the Granby Mill Village suggest it serviced Granby and later the Olympia Mill as well, though its original date of

construction is unknown.<sup>30</sup> In 1907, the second floor of the store building was remodeled by the Mill "to provide a gathering place for employees." Previously used for storage, once renovated the space became an active facility for numerous fraternal groups including the Masons. The space was rented to local groups by the Mill for a nominal fee.<sup>31</sup> The company store building was destroyed by fire in 1979.

Two recreation areas were established in the Granby Community but serviced both the Olympia and Granby residents. A park and playground was located directly in front of the Olympia mill and originally outfitted with wooden playground equipment for use by operatives and their families.<sup>32</sup> An athletic field was also built in the community and was located north of Whaley Street and east of the mill spur track of the Southern Railroad behind the Company Store. The field was used primarily for baseball and the Granby Baseball Club was the first mill village team to win the Columbia City League Championship in 1904. The ballfield is still actively used today though the orientation of homeplate was changed when a new community center was built at the opposite end of the field.<sup>33</sup>

The focal point of recreation in the community (including both Granby and Olympia) was the old Company Store located on the northeast corner of Whaley and Wayne Street which was converted to the Pacific Community Association Building or "Y" building as it was locally known in reference to the Young Men's Christian Association. The building was constructed prior to 1903 as a Company Store for the Olympia and Granby Mills but in 1909 was converted to a recreation and community center for the villages. In that same year the building was upgraded by the addition of a swimming pool at the rear of the building at an estimated cost of \$2,500. The "Y" building was considered one of the best recreation facilities in the city and included a barber shop, shower and baths, pool tables, bowling alleys, reading room, kitchen and meeting facilities for local organizations. In 1923 a large gymnasium was added to the rear of the building and "at the time of its construction . . . was one of the best in the state. The playing floor was of regulation size, and somewhat larger than most gyms. It had a seating capacity of 800 and standing room for 300 more. The floor was sound and always kept in excellent condition."<sup>34</sup> Located next to the gymnasium in the "Y" building was a movie theatre and club rooms. The Pacific Community Association produced numerous championship teams through the years and the Associations reputation for executing a top-rated athletic program was noted on a regional and statewide level. Among the many exciting victories won by teams of the Pacific Community Association was the 1941 Southern Textile Basketball Tournament in Greenville, S.C. The mills continued to produce teams into the 1950's though they were no longer supported financially by the mills. The "Y" building, due to its construction as a commercial store building, does not have the appearance of a typical recreation facility, but instead depicts a common, turn-of-the-century brick commercial building with a glass store front (recently infilled with brick). The building is illustrated in Whaley's Modern Cotton Mill Engineering, 1903, and it is assumed that Whaley had the building constructed to supply workers of the Olympia and Granby Mills with goods.

Among the numerous programs sponsored by the mill was a hygienic and health care program which was established in the community as early as 1907 when \$25,000.00 was appropriated from the Granby Mill funds to initiate such operations and to employ a full time nurse to administer the program.<sup>35</sup> Attention to the medical needs of the workers of the mills greatly improved c. 1917 when a new dispensary was constructed on Olympia Avenue in front of the Olympia Mill and directly across from the Trinity Episcopal Church. A 1948 article in the *Columbia Record*, hails the outstanding Granby Mill record of one year without a Loss-Time accident while depicting the medical dispensary and its staff at work. Mrs J.H. Nichols, head nurse was then completing her 31st year at the dispensary which served all four mills. Numerous

doctors and nurses served at the dispensary which was open five days a week. Nurses also provided home visits. The dispensary, which was demolished in recent years, illustrated a typical bungalow design marked by wood shingle siding, a low side-gable roof with a shed dormer and an apron wall on the front porch also clad in wood shingle. This popular architectural design was employed frequently during the late 1910's for not only institutional buildings but also for newly built houses for company management.

The process of education for mill children in the Granby community was quite different from those of Olympia due to the location of the mill village within the city limits. This afforded the Granby Mill children access to the public schools of Columbia and in the early days, undoubtedly greater opportunity. By the late 1890's the concern for young children of mill-working mothers generated many womens' service clubs aimed at "uplifting" the children from adverse conditions. The kindergartens operated by the Whaley Mills are thought to be the first such institutions in Columbia and perhaps in the state. The Columbia branch of the King's Daughters, a nondenominational Christian society, were very active in Columbia at the turn of the century and are credited with starting a kindergarten at either the Richland or Granby Mill.<sup>36</sup> The Granby kindergarten was located at the end of Pall Mall Street on the west side of Gist Street and for years was operated by Miss Mamie Wells. The mills initially established the kindergartens to provide general child sitting services for working mothers. Children from four to six were admitted to the kindergartens and received diplomas upon graduation to public school.<sup>37</sup>

To better serve the children of the Granby Mill Village, a public school was erected in the community and named in honor of then Mill superintendant, W.P. Hamrick. The school served as a grammar school and was operational until the consolidation efforts of the city school board closed the facility and the building was demolished. The site of the building on the southeast corner of Catawba and Wayne Streets is still owned by the board of education and used as an equipment facilities station.

The Granby Mill Village was served by three churches (though only one was actually built prior to the construction of the Olympia Mill) all of which according to life-long resident W.P. Hill were supported initially and for many years by the mill to help pay the preacher's salary. The first church erected in the village was the Whaley Street Methodist Church (originally named Granby Church), built in 1897 at a cost of \$1,500.00 on the northeast corner of Whaley and Church Streets adjacent to the Company Store building. The congregation was organized in 1896 at the home of Rafor Smith in the Richland Mill Village. In 1903 a new church building was erected on the same site at a cost of \$5,500.00 and the church was made a station charge. The name of the church was changed in 1912 from Granby to Whaley Street. R.E. Elbert donated funds in 1934 to erect an addition to the church to be used as an educational building.<sup>38</sup> The design of the church and 1934 addition represent finely-crafted examples of the Gothic Revival style denoted by pointed arched windows, crenallated parapets and buttressed tower capped by a slate-roof spire. The architect for the church is unknown though its similarity to the Baptist church and Episcopal church (designed by W.B. Smith Whaley and Company) suggest the work of the same firm.

Trinity Episcopal Mission, which was built to serve "a number of Episcopalians, some of whom had come to Columbia from New York," was organized in 1901 under the leadership of Rev. Churchill Satterlee, rector of Trinity Church, Columbia. With matching funds donated by the Olympia Cotton Mill, by November of the same year the first service was held in the newly constructed chapel. The name of the church

was changed in 1946 to the Church of the Holy Comforter.<sup>39</sup> The church is located on Olympia Avenue diagonally across from Olympia Mill. The church building is significant due to its design by W.B. Smith Whaley and Company. The church building is also featured in Modern Cotton Mill Engineering, by Whaley depicting the church shortly after it was constructed in 1901. Similar in design to the two other churches in the village, the Trinity Chapel illustrates a nicely-detailed expression of Gothic Revival architecture – a style widely embraced by religious congregations during the early twentieth century.

The Southside Baptist Church was one of the first baptist congregations to be established in the southwestern portion of Columbia. It was organized by Rev. M.J. Willoughby in 1897 and first met in a residence on the corner of Sumter and Whaley Streets. In 1901 during the pastorate of Rev. Vernon T'Anson a church building was erected on the southeast corner of Whaley and Wayne Streets. Church records including a documentary photograph indicate the church was built in an area with no houses in the immediate vicinity. The photograph, taken at the dedication ceremony, shows the Gothic tower not only present on the Baptist Church but also the tower of the Trinity Chapel which was located two lots down. The church building was razed in 1959 to make way for the construction of a new church building which was dedicated in 1960.<sup>40</sup> Uncharacteristic for its time, the new church mimicks the design of the old building from its crenallated Gothic tower to pointed-arched windows.

Although the provision of all social and economic needs within the mill village, including employment, housing, churches and schools, recreation facilities and company stores did provide the Mill with control over village life, the families and participants who chose to benefit from the "opportunities" afforded by the Company generally improved their own existence while providing opportunity to their children which might never have been possible from an isolated rural environment.

#### 5.) Pacific Mills

The four mills designed, built and presided over by W.B. Smith Whaley, as previously stated were technologically perhaps ahead of their time but financially were ill-managed and ultimately too much for Whaley to command. Succeeding Whaley as president of the four Columbia mills was Lewis W. Parker, a lawyer by training but also an owner and manager of numerous mills in the up state of South Carolina. Parker initiated an ambitious plan of increased welfare services for operatives, upgraded housing conditions and refinancing in hopes of revitalizing the failing mills. His efforts encompassed the period from 1903 to 1914 and many improvements were made in not only the Granby Village but the other three mill communities as well. All sixteen mills owned by Parker were consolidated under the Parker Cotton Mills Company in 1911 in an effort to bridge financial problems associated with heavy borrowing from northern creditors, speculation on the cotton market and high interest rates on loans. Parker's attempt to regain financial stability failed and he resigned as President of Parker Mills in 1914.<sup>41</sup>

The four mills in Columbia were part of an operating company of eight mills known as the Hampton Cotton Mills. M. C. Branch was appointed President of the Parker Mills while W.E. Beattie was active manager; though within a year of Parker's resignation it was decided that the Hampton Cotton Mills would have to be sold.

The Pacific Mills Company of Lawrence, Massachusetts was one of the largest cotton cloth and printing companies in the northeast and by 1915 with the completion of a huge print works was in search of southern textile mills to furnish cloth for its newly



finished facility. Pacific Mills was aware of the financial troubles plaguing the Parker Mills and saw an opportunity to purchase the four Columbia mills. Although the Hampton Group of the Parker Cotton Mills Company was composed of eight mills, the four Columbia Mills – Richland, Granby, Olympia and Capital City – were the only ones that Pacific Mills was interested in and in 1916 the mills were sold for \$2,226,210.55. Included within the assets obtained by Pacific Mills was the four mills, mill villages containing approximately six hundred and fifty houses and all other real estate held by the mills. Following the purchase of the mills, Pacific initiated an improvement program and spent \$718,000.00 to upgrade the plants and neighboring mill villages. According to Alvin Byars in his landmark study of the Olympia-Pacific community, "Under the direction of Superintendent C.M. Newton and later General Superintendent W.P. Hamrick, who was a member of the Board of Directors of the Hampton Cotton Mills Company before its sale to Pacific, the houses of the villages were put into excellent condition. Social activities were improved and recreation facilities expanded."<sup>42</sup>

It was the period from 1916 when Pacific Mills took over ownership and management of the four Columbia mills until the late 1910's that the area bounded by Lincoln Street on the east, Heyward Street on the south, Catawba on the north and Olympia and Wayne Streets on the west, was developed as the office and supervisory housing for Pacific Mills. Supervisors and upper level management brought in by Pacific Mills Company lived in this section which prior to 1916 was an undeveloped area. The top management for the mills lived in commodious homes on Whaley Street while supervisors lived in more modest housing located between Whaley and Heyward Streets. This section of the survey area, though located adjacent to the Granby Mill Village, was developed nearly twenty years later and was never considered part of the mill village in any terms other than "Silk-stocking row" or "Boss row" by the mill villagers and management alike. This area being closest to the two largest mills was the logical location for the addition of housing for supervisors and management.

The physical character of this area is strikingly different from the Granby Mill Village as well as Olympia. The development of this area occurred at a period when the prevalent architectural style of the time was the "Craftsman Bungalow" – a style and house form widely constructed in mill villages during the period. Advertisements in such influential publications as the Southern Textile Bulletin, promoted the dwellings as "Snug, attractive, well-planned, artistic, roomy little bungalows especially designed for attractive, industrial villages."<sup>43</sup> The A.C. Tuxbury Lumber Co. of Charleston, South Carolina advertised extensively in the Bulletin throughout the late 1910's and early 1920's often picturing "Quickbilt" bungalows which were factory-made mail-ordered houses and were hailed as "The Most Logical, Modern, Practical, Economical Method of Home Building." Many of the modest bungalows located in the Pacific Mills Supervisory section are illustrative of the designs pictured in the Bulletin and possibly could have been mail-ordered housing though no documentation exists to indicate they were. In addition to the modest bungalows located in this section are four large and impressive two-story Craftsman houses – three facing Whaley Street and one facing Olympia Ave. which were houses of the upper-level management for Pacific Mills. They are contemporary with the modest bungalows which surround them but distinguished by their size and well-detailed exteriors including both front and side porches with doric columns, wood shingle cladding on the upper story and generously-sized yards. The house built for the General Superintendent of the mills was located on Whaley Street about half way between Lincoln Street and Olympia Ave. and represented an impressive two-story Colonial Revival design and situated on a lot which commanded the front half on an entire block. The house was demolished within the last ten years to make way for condominiums.

In addition to the craftsman bungalows constructed in this area were three other basic house types which represent more standard vernacular forms and appears to be more closely related to many of the houses constructed in the adjacent Olympia Mill Village. The presence of these houses, which are located primarily north of Whaley Street and on the west side of Lincoln Street, and their obvious dissimilarities to the other housing in the area is not fully understood though their period of construction appears to be contemporary with the remaining houses in the area. On the north side of Whaley Street are several two-story "I" houses, plainly fashioned with shingle work in the gable ends. This house form is represented by about six houses in the area, all of which are single family and have well-proportioned wrap-around porches. Located on the side streets which lead off of Whaley to the north are two house types. The first and most numerous in this specific area is a single-story dwelling with a side-gable roof and center hall, double-pile plan. Also located among these houses are several one-story, L-shaped houses with combination hip and gable roofs. This last house form described can also be found throughout the Olympia Mill Village and suggests that it might predate the other houses constructed in this area by some fifteen years though this has not been documented.

Pacific Mills Company continued to maintain and upgrade their mills and mill villages until 1939 when they liquidated all of their residential property. In 1920 the Company contracted with the H. Newton Marshall Co. of Atlanta, Ga. and Boston, Mass. to repair and paint the four Columbia mills, over 600 houses, 5 churches, schools, stores, garages and stables.<sup>44</sup> And as Alvin Byars has written, "Although the mill village was 'looked down' upon by many people in the city of Columbia, it was, during about a thirty year period of the twenties, thirties and forties, one of the most beautiful and well-kept sections of Columbia."<sup>45</sup> An article in the December 19, 1918 issue of the Southern Textile Bulletin on the Olympia Mills which included all four Columbia mills owned by Pacific Mills perhaps best states the improvements and conditions experienced by the mill villagers during the period:

"Just as fast as practical houses of the new bungalow type of architecture are replacing the older ones, the new ones have all modern city conveniences in the way of lights, sewerage and water. Great changes have been made not only in health conditions, but in educational, social and moral ways. The children are educated in the city schools, or county, owing to the location of the mills [only Granby, Richland and Capital City], and kindergartens employ the time of little hands and minds, training them in useful little ways. The mills support the kindergarten work, and aid largely in work in the other schools. Good churches take care of the religious life of the mill people, Baptist, Episcopal, Luthern and Methodist, and they do a great deal toward maintaining a high moral atmosphere. A pretty bungalow near the entrance to Olympia Mills is known as the Woman's Building, and here two trained nurses live. They are employed by the management to instruct the people as to the sanitary laws of life, to help the mothers in the rearing of their families, and in this building the Mother's Club holds its meetings. There are also classes in sewing, cooking, and other household arts. A free dispensary is also located there, and free clinics held. . . The people are intelligent, honest and industrious, they respond readily to the kind treatment of the management and are anxious to co-operate with them in all efforts for the improvement of the community."

## **6.) Significant Events**

### **Home Stores**

According to Mr. R.E. Ebert's son, his father began his successful career in the Pacific Mills Company as a shipping clerk. He was considered by mill officials to have great potential and was sent, at the mill's expense, to Philadelphia to study accounting. Upon completion of his studies he returned to assume the position of cost accountant with Pacific Mills. His frugal lifestyle allowed him to accumulate enough money to purchase the mill-owned store when it was offered for sale by Pacific Mills. Although the store was first offered through stock to all employees of the company, Mr. Ebert was the only investor willing to believe that the store could continue to operate a "credit" system and pay deduction program established and maintained by the mill since the store's beginning. This was ultimately to benefit Mr. Ebert as he was able to expand from the one company-owned facility he had purchased presumably in the early 1940's to a chain of retail grocery stores scattered throughout the midlands of South Carolina. Mr. Ebert's chain of grocery stores, named the Home Stores by Mr. Ebert are thought to be one of the earliest of such retail grocery chains begun in South Carolina. His constant purchase of property for his growing grocery chain lead him to establish a real estate company known as Ebert Realty Company. Due to his favorable relationship with both mill workers and management, he was chosen as agent to handle the sale of all the Granby Mill houses in 1939. Mr. Ebert continued to operate his Granby Mill Home Store out of the old Company Store building until at least the 1950's.

The Home Stores chain merged with the Dixie Stores chain -- a similar retail grocery store chain founded by a former mill worker, Jack Williamson from Belton, South Carolina. The Dixie Stores were developed in much the same way as the Home Stores and were located throughout upstate South Carolina. Following the merger the name was changed to the Dixie-Home Stores and Mr. Ebert became president of the chain.

In the mid 1950's, a Florida-based retail grocery chain named Winn and Lovett merged with the Dixie-Home Stores to form the now nationally known Winn-Dixie chain. It is said Mr. Ebert and his family retained original stock in the Winn-Dixie chain.

### **Pacific Community Girls Clubs**

The Pacific Community Association provided activities for women as well as men and in addition to the recreational and sporting activities for women were a variety of clubs. The women and girls used the "Y" facility along with the men and boys of the community though the schedules for men and womens activities were posted. Sometime following the purchase of the mills by Pacific, a Y.W.C.A. building was erected for use by women of all four mill villages. The building was located on the north side of Whaley Street adjacent to the Pacific Community Association Building. How long the building served as the Y.W.C.A. is unknown, though by 1939 it had been converted to a library. The building was probably constructed during the same time Pacific Mills was building the new supervisors' home directly across Whaley Street and the building, as evidenced from a documentary photograph, appears to have been a typical side-gable bungalow clad in weatherboard. The house-like appearance of the building suggests it was either existing on the property and converted to use as the Y.W.C.A. or was perhaps used primarily for club functions and meetings. The building was demolished in recent years.

## **Liquidation of Mill-Owned Housing**

According to Debra Stayner in her thesis on *Southern Mill Villages*, by the 1930's many mill companies were considering the sale of mill housing due to a number of factors including: (1) increased expense of maintenance at a time when the textile industry was experiencing a depression; (2) growing use of the automobile made it unnecessary to live in close proximity to mills; (3) elimination of child labor and a growing trend toward smaller families; (4) mill management's desire to spend money on modernization instead of maintaining houses; and, (5) growing unionization in southern mills.<sup>46</sup> The peak year for the sale of mill village housing was in 1939 when over 30 mill villages had been sold by 12 companies and by the outbreak of World War II some 7,000 mill-owned houses had been liquidated by 25 companies in the southeast.

The sale of the operatives housing in the Granby Mill Village followed closely the national trend when Pacific Mills liquidated all operative housing in 1939. The sale of the property was handled by Mr. R.E. Ebert's Realty Company, and like most sales of mill housing during the 1930's the current occupants were given first refusal for favorable rates of interest and financing was provided by the mill company. Also conforming to like sales in the region, large portions of the mill housing were purchased by local real estate speculators and continued to be used as rental housing. Pacific Mills held all supervisory housing until 1955-56 when Mr. John C.B. Smith, agent for Burlington Industries (which purchased the mills in 1954) handled the sale of all supervisory houses located east of Wayne and Olympia Ave. in the eastern section of the survey area.<sup>47</sup>

### **7.) Mill Ownership**

W.B. Smith Whaley and Company's first mill built in Columbia was the Richland Mill and succeeding that were the Granby Mill, Olympia Mill and Capital City Mill. In 1899 the first three mills mentioned were incorporated as the Olympia Mills (although Olympia Mill was not built until 1900). The mills remained under Whaley's control and management until November of 1903 when he resigned as president.

Lewis W. Parker succeeded Whaley as president of the Olympia Mills and in 1912, at public auction, the four Columbia Mills were sold to a division of the Parker Cotton Mills of Greenville, South Carolina known as Hampton Cotton Mills Company.

In 1916 the financial instability of the Parker Cotton Mills lead to the sell of the eight mills of the Hampton Cotton Mills Company. The four Columbia mills were purchased by the Pacific Mills Company of Lawrence, Massachusetts. The Pacific Mills Company was the longest sustaining owner of the four Columbia mills, retaining ownership from 1916 until 1954.

Burlington Industries secured the controlling interest of the company in 1954 by purchasing a substantial amount of Pacific stock. The name Pacific Mills was retained by Burlington due to the level of recognition associated with the company and its high quality profile in the industry.

After just one year, in December of 1955, the mills were purchased by M. Lowenstein and Sons. Lowenstein and Sons operated the mills until approximately two years ago when the Olympia and Granby Mills were purchased by Springs Corporation. The Richland Mill now serves as housing and apartments for university students. The Capital City Mill functions as the South Carolina Electric and Gas Company facility warehouse. The Olympia and Granby Mills are both operational though the number of workers and supervisory staff have been greatly reduced over the past two decades.<sup>48</sup>

## 8.) Conclusion: Post-1939 Development in the Mill Village

Following World War II, the mill industry continued to liquidate property which it saw as financially burdensome and chose instead to direct capital to the modernization of machines and equipment. The changing demographics of the 1950's and 1960's toward a suburban population versus a town population further gave reason for selling undesirable property. Although some workers purchased their homes when sold by the mill, the majority of occupants continued as renters and large blocks of the mill village were sold to real estate speculators. It was during this period following the sale of houses to individual property owners and real estate investors that many of the houses received "personalized" upgrading. The most consistent and noticeable change to houses in the village is the replacement of porch posts and railings with fashionable elements of the 1940's such as post-on-pier columns. By the 1970's the mill village had begun to provide alternative housing for University of South Carolina students who either were unable to or disinterested in living on campus.

Beginning in the 1970's, a movement was started in the Granby Mill Village by concerned citizens and property owners who sought recognition and revitalization efforts. A variety of studies have been conducted on the Mill Village in the last two decades and the community has sought protection by way of local landmark designation; though to date such designation has not been awarded. Currently, a contemporary multi-unit apartment complex is scheduled for construction adjacent to the Mill Village on the west between the Congaree River and Mill Village's western boundary. This new development and other encroaching development adjacent to the community, particularly commercial development on the north and east, have motivated even greater interest in the village and helped to initiate the current historical and architectural inventory and design guidelines project.

It is undeniable that the sale of mill housing in the Granby Mill Village in 1939-1940 and the Pacific Mills Supervisory Section in the 1950's marked the end of an era for the community. The gradual shift toward suburban living following WWII and the modernization of the textile industry mandated the dismissal of not only real estate too costly to maintain but also the many mill-sponsored programs which had bound together generations of mill families through competitive sports and social interaction. In his concluding chapter, Alvin Byars, though speaking on the entire Olympia area, accurately discerns the conditions of the people and times of the mill villages following World War II:

"The tempo of modern society, with the gradual break-down in home and family life, shifted the school's burden from that of teaching the 3-R's to teaching the art of living. An education which was satisfactory to meet the needs of social and industrial life of the early 1900's was inadequate for the complex life following World War II. In the early home, the child had responsible participation and direct observations of learning of the apprenticeship type. During the 1950's, 1960's and 1970's, economic conditions forced a change. In many cases it became necessary for both parents to find work outside of the home and this shifted a heavier, and probably unfair, burden to the school. The complexity of society, its enormous problems, its large membership with conflicting interests and demands prevented the type of social cooperation and mutual helpfulness which was characteristic of the neighborhood of earlier years, such as the Olympia Village. This is not to say that there are not cooperative sharing, because indeed, there are many, but the village where nearly all homes were of this type is no more."<sup>49</sup>

**Notes:**

<sup>1</sup>Robert Mills, Mill's Atlas: Atlas of the State of South Carolina 1825, (Baltimore, 1825, repr. 1980) Map of South Carolina with statistical data.

<sup>2</sup>Carl B. Lawrence, Soil Survey of Richland County, South Carolina, (Columbia, 1978) 1-3.

<sup>3</sup>Helen Kohn Henning, ed. Columbia: Capital City of South Carolina, 1786-1936, (Columbia, 1936) 1.

<sup>4</sup>Henning, Columbia: Capital City of South Carolina, 10.

<sup>5</sup>Henning, Columbia: Capital City of South Carolina, 328.

<sup>6</sup>South Carolina Department of Archives and History, State Historic Preservation Office, State Survey Manual, Section - "Consolidation of a Rural Agricultural Society with Industrialization, 1877-1917" (Columbia, 1990).

<sup>7</sup>David L. Carlton, Mill and Town in South Carolina, 1880-1920 (Baton Rouge, 1982) 7.

<sup>8</sup>Carlton, Mill and Town in South Carolina, 1880-1920, 8.

<sup>9</sup>August Kohn, The Water Powers of South Carolina (Charleston, 1910) 62.

<sup>10</sup>Kohn, The Water Powers of South Carolina, 65.

<sup>11</sup>National Register Nomination, Textile Mills in South Carolina Designed by W.B. Smith Whaley, 1893-1903, Section E, 1.

<sup>12</sup>The State, December 14, 1897.

<sup>13</sup>National Register Nomination, Section E, 2-3.

<sup>14</sup>W.B. Smith Whaley and Company, Modern Cotton Mill Engineering (Columbia, 1903) 21-23.

<sup>15</sup>National Register Nomination, Section E, 3.

<sup>16</sup>National Register Nomination, Section E, 9.

<sup>17</sup>The State, May 29, 1895.

<sup>18</sup>Alvin W. Byars, Olympia-Pacific: The Way It Was, 1895-1970, (Columbia, 1981) 5-9.

<sup>19</sup>Debra M. Stayner, "Southern Mill Villages", Masters Thesis, USC Geography Department, (Columbia, 1976) 36.

<sup>20</sup>Whaley, Modern Cotton Mill Engineering, 11.

<sup>21</sup>Stayner, "Southern Mill Villages", 36.

<sup>22</sup>The State, August 25, 1898.

<sup>23</sup>The figure of 113 remaining mill houses stated in the previous sentence include not only operatives' houses but also houses built for supervisors and managers.

<sup>24</sup>Doug Swaim, ed., "Southern Mill Hands: Design in a Public Place", in Carolina Dwelling, (Raleigh, 1981) 138-149.

<sup>25</sup>The State, February 21, 1899.

<sup>26</sup>Ibid.

<sup>27</sup>National Register Nomination, Section E, 7.

<sup>28</sup>National Register Nomination, Section E, 9.

<sup>29</sup>Byars, Olympia-Pacific: The Way It Was, 1895-1970, 55.

<sup>30</sup>Following the construction of the Olympia Mill and the consolidation of mill property under a single management, the association of company-built and owned facilities are impossible to trace in deed and title searches making the actual dating of the building (particularly within a five year span) an arduous task.

<sup>31</sup>Byars, Olympia-Pacific: The Way It Was, 1895-1970, 55-56.

<sup>32</sup>Southern Textile Bulletin, "Pacific Mills", December 25, 1919, 229.

<sup>33</sup>Byars, Olympia-Pacific: The Way It Was, 1895-1970, 55-56.

<sup>34</sup>Ibid., 56-60.

<sup>35</sup>Ibid., 55.

<sup>36</sup>Carlton, Mill and Town in South Carolina, 1880-1920, 169.

<sup>37</sup>Byars, Olympia-Pacific: The Way It Was, 1895-1970, 110.

<sup>38</sup>Ibid., 101-103.

<sup>39</sup>Ibid., 103-105.

<sup>40</sup>Ibid., 89-92.

<sup>41</sup>Ibid., 31.

<sup>42</sup>Ibid., 33.

<sup>43</sup>Southern Textile Bulletin, September 22, 1920.

<sup>44</sup>Southern Textile Bulletin, October 14, 1921, 56.

<sup>45</sup>Byars, Olympic-Pacific: The Way It Was, 1895-1970, 87.

<sup>46</sup>Stayner, "Southern Mill Villages", 38-40.

<sup>47</sup>Interview with Mr. W.P. Hill, June 20, 1990.

<sup>48</sup>Cheryl Sumner, "Historic Documentation of the Olympia Cotton Mills Building", Central Midlands Planning Commission, June 30, 1977.



<sup>49</sup>Byars, Olympic-Pacific: The Way It Was, 1895-1970, 475.

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**11. Evaluation of Survey Data with a List of Potential National Register Properties in the Survey Area and Illustrations of House Types with Floor Plans**

The Granby Mill Village depicts one of the best preserved turn-of-the-century mill villages found in the state. The physical neatness and cohesive character of the Granby Mill Village provides for a distinctive and striking visual impact upon driving into and through the community. The mill village's intact character is enhanced due to the loss of only a few dwellings and the overall physical integrity displayed by the majority of houses. Collectively, the resources in the mill community provide an excellent example of late nineteenth century mill village design based on New England antecedents and, therefore, has been identified as potentially eligible for listing on the National Register of Historic Places as a historic district. The community is currently under review by the Landmarks Commission of the City of Columbia for consideration of local designation.

The survey area covered under this report represents two distinct communities - Granby Mill Village, and Pacific Mills Supervisory Section - though bonded by ownership and work association, each developed, and was built under different circumstances and at different periods. Following the construction of the Olympia Mill and consolidation of all four Whaley mills under one company, the boundaries, particularly social and recreational, became somewhat diminished. When the Pacific Mills corporation gained ownership of the mills, from that time forward the mills were known as Pacific Mills and the subsequent housing built for supervisory and management personnel in the northern portion of the survey area was used for all four mills, including Granby, Olympia, Richland and Capital City. Therefore, the northern most portion of the survey area is connected to the Granby Village mainly by later mill ownership and proximity to the two largest mills of the Pacific Mills Corporation - Olympia and Granby.

The primary type of historic resources recorded in the survey area was multifamily dwellings in the original portion of the Granby Mill Village and single family residences in the Pacific Mills Supervisory section. The 162 properties recorded included the following breakdown of types of sites surveyed:

103 multi-family houses  
52 single-family houses

- 4 churches
- 1 community building
- 1 mill office
- 1 athletic field and community center

In addition to the sites listed, which were recorded on individual survey site forms, ancillary features such as outbuildings, fences and landscape plantings were recorded on survey forms for those properties which retained those elements. The Southside Baptist Church, though built in 1959, displays the craftsmanship and quality of design associated with the remaining historic church buildings in the community and was therefore recorded on a survey site form. The history of the church figures very prominently into the social development of the community making it a valuable resource.

### Operative Houses – Granby Mill Village

The original layout of the Granby Mill Village included 55 operative houses. When the mill came into full production, additional houses were constructed for operatives and the total number of operative dwellings built prior to the construction of the Olympia Mill was 106. Today, 101 of the houses remain with varying degrees of integrity. The houses are arranged and sited approximately 20 feet from the street and 20 feet from each other. A service alley originally divided each block in the village into two rows of houses facing in opposite directions creating a planned grid pattern. The most identifiable and numerous house type built in the mill village was the form constructed for the mill workers or operatives and their families. The house is described as a two story, multifamily dwelling with a "Saltbox" roof form, full-width shed roof front porch and covered with horizontal weatherboard siding. All but six houses have four bay(window-door-door-window) front facades (six dwellings on the north side of Williams Street have six bay facades and the reason for the divergent fenestration pattern is unknown). Architecturally, the houses reflect plain and unadorned frame dwellings deriving their overall appearance from the economically conservative design of New England factory and mill town housing. The "Saltbox" roof form is the principal distinguishing feature and the operative houses were built with economy in mind, making for solid, well-built dwellings, but executed without excessive ornamentation or decoration. Front porches were built with simple square posts and balusters, a hand rail separating each unit's portion and plain wooden steps leading to swept dirt yards. Though most houses in the mill village have long since been underpinned with brick infill, originally the houses were raised on brick pier foundations allowing for ventilation and drying beneath each house.

All operative houses were built as multifamily residences with two units and six rooms. Each living unit contained a living room which was entered directly from the front porch; a rear kitchen behind the living room; and an upstairs bedroom which was accessed from a rear, open interior stair located on the outside wall of the kitchen. This stair leads first to a small landing beneath the rear slope of the "Saltbox" roof which was often used as sleeping rooms for children. All principal rooms were heated by a massive, single chimney with openings in each room, first used as hearths, then replaced with coal and wood burning stoves. Interior finishes consist of plaster walls with manufactured, beaded tongue and groove board ceilings. All floors were narrow-width tongue and groove pine. Interior woodwork such as doors, mantels and window and door surrounds are standard stock-purchased items depicting typical, but modest turn-of-the-century Victorian designs. All houses were equipped with indoor plumbing and bathroom facilities in 1910. Bathroom additions were placed on rear porches which were enclosed at first, to accommodate toilets and sinks and later to take in tubs.

### Overseer and Foreman Houses – Granby Mill Village

The Granby Mill Village, as originally laid out, contained 8 houses built for overseers/foremen and their families. All eight houses were located on the west side of Whaley Street in the middle of the mill village. Today, only 5 of the dwellings remain and aside from their obvious difference in architectural form, the houses were located amongst the operative houses with the same orientation, setback and spacing. Like the operative houses, this house form was also built as a multifamily residence though its commodious size and shape distinguish it prominently from the workers houses. This house type is described as a two story, gable-front dwelling with a centrally-located chimney which straddles the ridge of the roof. The house has 8 rooms instead of 6 and architecturally, it breaks from the traditional New England "Saltbox" form. Although the houses appear to be two and one-half stories in height as evidenced by windows on both the front and rear elevations of the gable ends, no formal access is provided for this uninhabitable space. Features consistent with operative houses include a full-width shed roof porch, four bay front facade and horizontal weatherboard siding. The addition of bathrooms onto the houses required construction of an appendage to the rear of the house. Bathroom additions, like those in the operative houses, were first fitted with toilets and sinks and later with tubs.

Simple shed roofs cover the rear bathroom additions while providing a small open porch space to the side. All windows, like all houses in the mill village, were originally double-hung sash with a 6-over-6 pane configuration and all doors were stock-purchased items with a four panel design.

### Supervisory and Management Houses – Granby Mill Village

Five houses were originally built for Granby Mill managers and supervisors and their families. All five houses were located on the south side of Whaley Street across from the Whaley Street Methodist Church and close to the mill store and lodge building. The houses were originally prominently located on the outer edge of the mill village adjacent to the spur line of the Southern Railroad which lead directly into the Granby Mill complex. Like the original overseer and foreman houses in the mill village, these early houses of the mill management also no doubt became housing for operatives following the construction of the Pacific Mills supervisory housing north of Olympia Ave. and Wayne Street during the mid 1910's. Today, 4 of the houses remain, though one has been substantially altered. The five dwellings built to house the mill officials and their families portray like features of the operative houses though their somewhat stylish appearance, by comparison, well-establish their function as the "boss man's home."

The houses built for mill managers were single family residences denoted by a single door entry centrally located on the front facade. The principal architectural form is, like the operative houses, a traditional New England "Saltbox" form oriented parallel to the street on lots only slightly larger than those of the operative houses. Although the dwellings have an obvious visual "likeness" to the operative houses, their formal center hall floor plan and decorative system of ornamentation well distinguish them from their period counterparts. Foremost among the distinguishing architectural characteristics is the front facade porch which spans the width of the house on the first story and continues to the second story as a central bay gable roof stoop accessed from the second floor center hall. Ornament is most notably displayed in the decorative wood shingle work executed in the gable ends of the main block and front second story porch roof. Original porch posts were chamfered and the diminutive second story stoop was surrounded by plain square balusters and hand rail. Further distinguishing the houses is a small gable roof stoop on the rear slope of the roof and

two, interior rear chimneys. The construction of two story porches allowed the mill officials to survey the mill village grounds from an elevated viewpoint while also providing a measure of status and distinctiveness to the "boss man's home."

### Whaley Street Supervisory Housing

Following the purchase of the four Columbia cotton mills by Pacific Mills Company, the section of the survey area bounded by Lincoln Street on the east, Catawba on the north, Olympia and Wayne on the west and Heyward on the south, was developed with housing constructed for additional supervisors and mill management. The Pacific Mills Company purchased the mills in 1916 and it is believed that by 1918 all houses located in this area had been constructed. A variety of house types exist in this section though the majority of dwellings represent modest, frame constructed, bungalows built with gable and hip roofs. The similarity between houses in this section suggest that many of the dwellings might have been mail-ordered houses, though no documentary evidence was found to indicate such. Within this area the section south of Whaley Street is considerably different, architecturally, from the north side of Whaley Street which possesses several vernacular housing forms more common to those built in the adjacent Olympia Mill community. Standard one story, gable roof houses with massed plans and L-shaped plans comprise the majority of dwellings in this area. The houses which line and face Whaley Street were built for the upper-level mill officials including the general superintendent's house which was demolished within the last decade. Of the surviving houses on Whaley Street, two forms are represented: (1) one is a traditional two story I-house form with a three bay facade sheltered by a hip-roof full-width front porch; and, (2) the other is a two story, massed plan Craftsman house with a mixture of bungalow and Colonial Revival features - styles which were very popular during the 1910's.

In addition to functioning as single-family residences, many of the houses located in this section retain their period detached, single car garages which are built in a consistent design featuring hip roofs and "novelty" siding - a prominently used building material in this section.

### Churches

Three churches were built in the community (though only one church was actually built prior to the construction of the Olympia Mill) and all were partially supported by the mill. Only two historic churches survive today, although all three buildings are similar architecturally, and represent finely-crafted examples of the Gothic Revival style. The first church built in the Granby Mill Village was the Whaley Street Methodist Church (originally named Granby Church) and reportedly was a simple frame structure. This building was replaced in 1903 by a new brick church building erected in the then popular Gothic Revival style. The church employed such distinguishing stylistic features as pointed-arched windows, crenallated parapets, buttressed tower and a slate-roof spire. The architect for the church is not known though its similarity to the nearby Episcopal church, designed by W.B. Smith Whaley, suggest the work of the same architect.

Trinity Episcopal Mission was erected in 1910 and designed by mill owner and architect, W.B. Smith Whaley. The name of the church was changed in 1948 to the Church of the Holy Comforter. The church is similar in design to the Whaley Street Methodist Church though somewhat smaller in scale, and depicts common Gothic Revival elements such as arched windows with tracery, a steeply-pitched parapet roof and a crenallated bell tower with arched louvered vents.

The original church building constructed for the Southside Baptist Church was, like

the Methodist and Episcopal churches, a bold expression of Gothic Revival design and built in 1901. It seems probable that since W.B. Smith Whaley had designed the adjacent Episcopal Mission and was active as an architect until he left Columbia, the church might be the work of his firm. Whaley was still in charge of the four Columbia mills and the property upon which the Baptist church was erected belonged to the mill. The church building was razed in 1959 to make way for the construction of a new church building which was dedicated for service in 1960. The new church building was uncharacteristic for its time and mimicks the design of the old building from its crenellated Gothic tower to pointed-arched windows.

#### Pacific Community Association Building – the "Y"

The large brick store building located on the northeast corner of Whaley and Wayne Street was originally built c. 1901 to supply workers of the Olympia and Granby Mills with goods. The building was featured in W.B. Smith Whaley and Company's book, Modern Cotton Mill Engineering, and represents a standard turn-of-the-century commercial store building design. The store building was converted to use as a community center in 1909 for use by all mill villages owned by Parker Mills and subsequently Pacific Mills. Multiple additions and contemporary alterations have altered the original appearance of the building, though the overall feel of a commercial structure is still evident. The most substantial change was the infill of the two large glass bays on the front facade. The building, at its most utilized period, was equipped with a swimming pool, bowling alley, shower and baths, kitchen and numerous meeting rooms. Today, the building is occupied by a small light manufacturing operation in the original front portion of the building and storage in the rear.

#### Evaluation of Potential National Register Properties in the Survey Area

The following recommendations are based upon the completed evaluation of the Granby Mill Village Survey (1990) by the State Historic Preservation Office Staff.

The Granby Mill Village, with boundaries along Gist, Catawba, and Heyward Streets and the Seaboard Railroad, was determined potentially eligible for the National Register of Historic Places in 1989 by the State Historic Preservation Office. Any nomination of these properties to the National Register, however, should include all potentially eligible properties associated with the Granby and Olympia Mill villages, including both the Granby and Olympia Mills themselves, housing and other historic resources such as churches, company stores, and baseball fields, to name a few examples. Such properties would be components of a Granby-Olympia Mills Historic District, which in turn would be related to a previous multiple property submission, *Textile Mills in South Carolina Designed by W.B. Smith Whaley, 1893-1903*, which was accepted by the National Register in 1990.

Although the Granby and Olympia Mills have been determined potentially eligible for the National Register by the State Historic Preservation Office, additional field survey -- particularly in the Olympia Mill village -- should be conducted and the properties evaluated for their eligibility under the National Register criteria. The Olympia Mill village, which was planned, laid out, and constructed under Whaley's supervision, is a particularly significant example of his approach to textile mill (and community) design and administration. This survey and evaluation would achieve the most efficient identification and National Register listing for these properties.

## GRANBY MILL VILLAGE HOUSE TYPES

The following illustrations depict the three most prominent housing forms found in the Granby Mill Village and are believed to be the original types of houses constructed for the operatives, overseers and foremen and mill management.

### TYPE A

SHAPE: rectangular

WIDTH: four and six bays

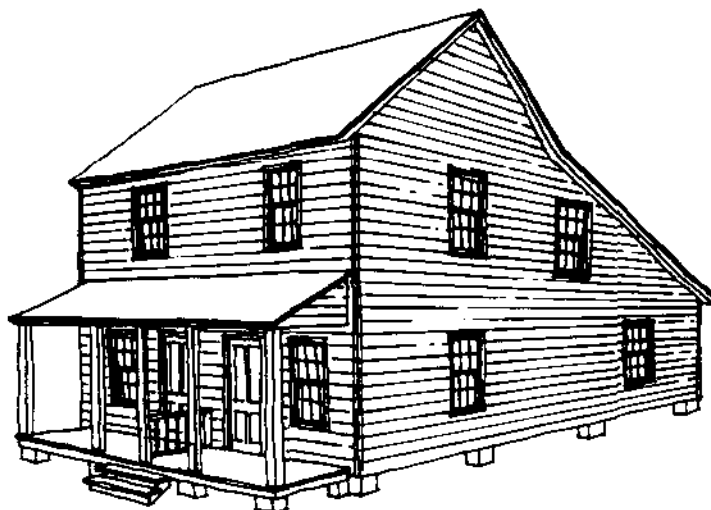
ROOF: saltbox

CHIMNEY: single, rear, interior

PORCH: full-width, single story, shed roof

MATERIALS: horizontal weatherboard

WINDOWS: 6-over-6 pane sash



### TYPE B

SHAPE: square

WIDTH: four bays

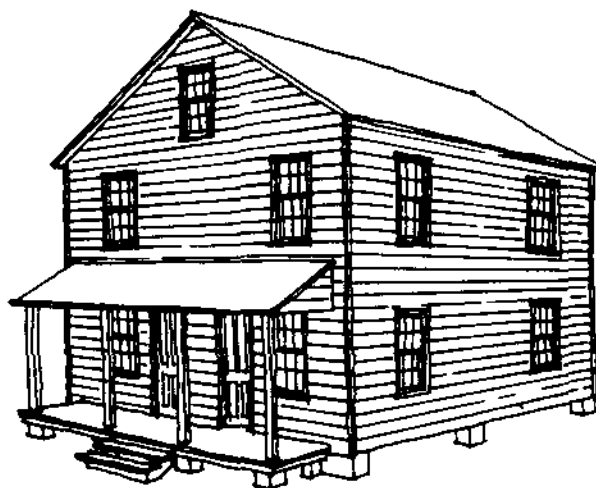
ROOF: gable front

CHIMNEY: single, central, interior

PORCH: full-width, single story, shed roof

MATERIALS: horizontal weatherboard

WINDOWS: 6-over-6 pane sash



### TYPE C

SHAPE: rectangular

WIDTH: three bays

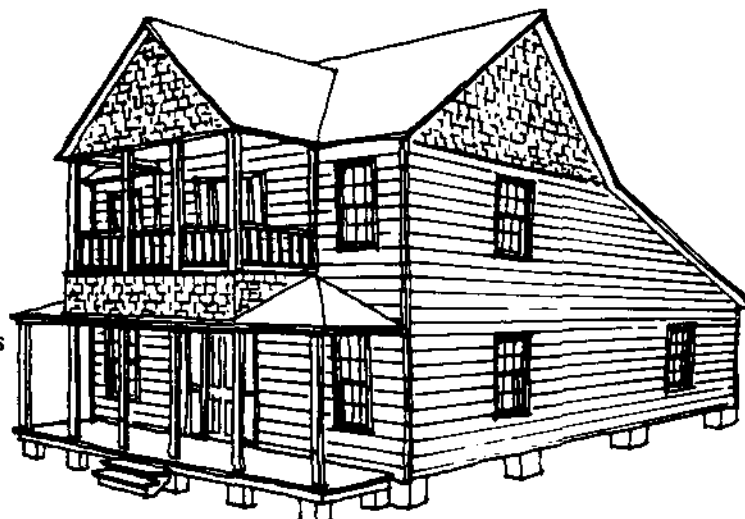
ROOF: saltbox

CHIMNEY: two, rear, interior

PORCH: full-width, two tiered, shed and gable roofs

MATERIALS: horizontal weatherboard

WINDOWS: 6-over-6 pane sash





## WHALEY STREET SUPERVISORY SECTION HOUSE TYPES

The following illustrations depict the three most prominent housing forms found in the Whaley Street Supervisory Section and are believed to be the original types of houses constructed for the supervisors and mill management of the Pacific Mills Company.

### TYPE D

SHAPE: rectangular

WIDTH: three bays (door-window-window)

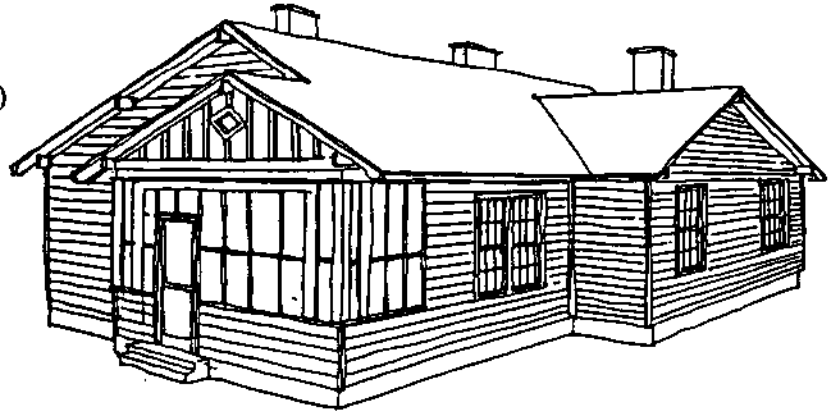
ROOF: gable front and hip

CHIMNEY: two, central, interior

PORCH: two bay, single story, gable roof

MATERIALS: horizontal weatherboard

WINDOWS: 6-over-6 pane sash



### TYPE E

SHAPE: rectangular

WIDTH: three bays (window-door-window)

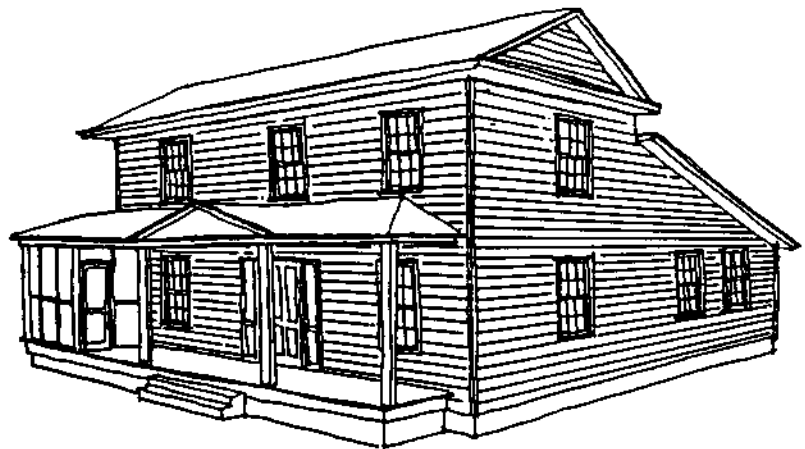
ROOF: gable end

CHIMNEY: single, rear, interior

PORCH: full-width, single story, hip roof

MATERIALS: horizontal weatherboard

WINDOWS: 6-over-6 pane sash



### TYPE F

SHAPE: square

WIDTH: three bays (window-door-window)

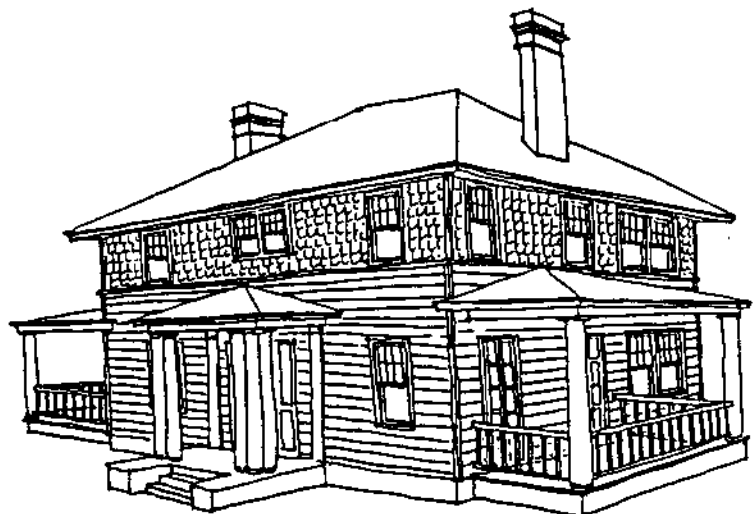
ROOF: low hip

CHIMNEY: three, interior

PORCH: entrance bay, single story, hip roof

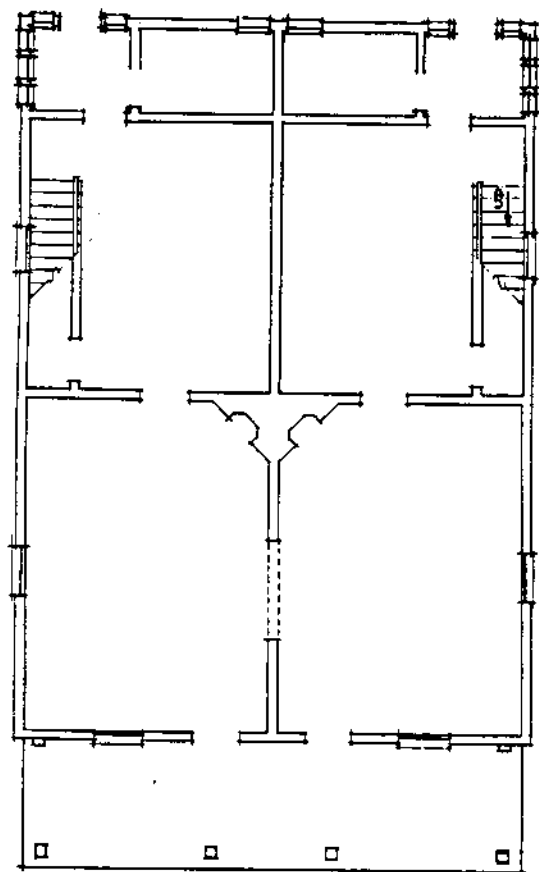
MATERIALS: novelty siding and stucco, shingles

WINDOWS: 6-over-6 and 6-over-1 pane sash

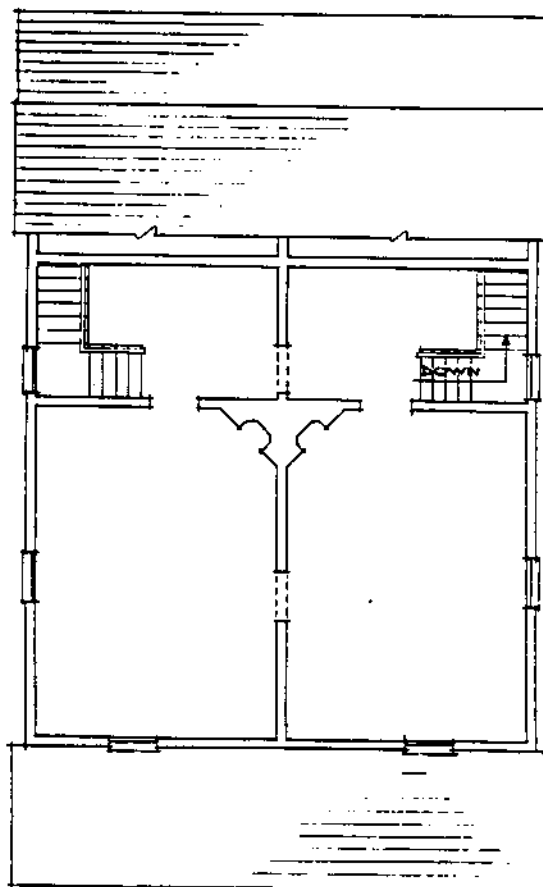


## GRANBY MILL VILLAGE HOUSE TYPE A FLOOR PLANS

The following floor plans illustrate both the first and second floors of **House Type A**, the most widely built form in the Granby Mill Village. The plan was repeated in all operative houses originally constructed in the mill village from 1897 to 1990. Although the following floor plans depict the standard room configurations, stair placements and exterior window and door placements, variations in rear bathroom porch enclosures and interior connecting doors do occur.



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

## 12. Summary Statement

The Granby Mill and adjacent mill village was designed by prominent textile mill designer William Burroughs Smith Whaley and constructed in 1896-1897. The Granby Mill was the second Columbia mill designed and built by Whaley, the first being the Richland Mill, built in 1894-1895. Whaley's engineering and architectural firm, W.B. Smith Whaley and Company, was known for its innovative textile mill designs and became one of the southeast's most prolific firms designing over sixteen mills in South Carolina along during the period 1893-1903. The Granby Mill was one of four mills Whaley designed, built and managed in the City of Columbia. It represented Whaley's first major technological improvement in mill design being the first cotton mill in the state to be powered by "remote", off-site source of hydroelectric power.

The adjacent mill village designed by Whaley truly reflects the experience and training he received in his formative years in the northeast where he worked for the firm of Thompson and Nagle as a mechanical engineer. The operative housing in the village, architecturally, is based on New England antecedents -- principal among being the "saltbox" house form. This house form was widely constructed in the New England factory and mill towns and no doubt influenced the designs Whaley executed in the Granby Mill Village. The Village was laid out on a standard grid pattern with two major thoroughfares with tree-lined medians. The Village was located close to the mill in order to facilitate the constant coming and going of mill workers. Fifty-five operative houses were originally constructed in the mill village which increased to approximately 120. In addition to the operative houses were several other house forms built for the mill management and their families. These houses are located on Whaley Street -- the main street in the mill village.

By the turn-of-the-century the mill was in full production and the number of operative houses had doubled since the mill went into production in 1897. The growing demand for mill labor induced mill owners to institute incentives to attract workers and a variety of mill-sponsored social and recreational programs were developed by the mill owners and management. In the Granby Mill Village a number of programs were initiated including a hotel for single operatives, a kindergarten for mill children, a park and playground area, a baseball field and a recreation facility.

The Mill also operated a company store where workers could purchase goods on credit and have their accounts settled by pay deductions. Following the sale of Whaley's mills to the Parker Cotton Mill Company of Greenville, South Carolina, in 1911, a number of improvements were made to the mill houses including the addition of bathrooms with sinks and toilets added to the rear porch of every house in the village and screens were put on all doors and windows. Street paving, curb additions and drainage systems were also major improvements added to the village under Lewis W. Parker's leadership.

The community was served by three churches which, sponsored by the mill, were able to construct impressive church structures. At least one church -- Trinity Chapel -- was known to have been designed by W.B. Smith Whaley. The Whaley Street Methodist Church was the first church built in the community followed by Trinity Chapel and Southside Baptist Church. All three congregations were active in the village during Whaley's period of ownership and the similarity of design of all three buildings suggest Whaley might have been the architect for all three churches though no documentation was found to substantiate such.

The Granby Mill as well as Olympia, Richland and Capital City mills were purchased by the Pacific Mills Company of Lawrence, Massachusetts in 1916. The Pacific Mills Company initiated a new development on the north side of Olympia Avenue where

houses were constructed for supervisors and upper-level mill management. This area became known as "silk stocking row" or "boss man's row" by the mill workers. This area was chosen for its central location between the two largest of the four mills -- Olympia and Granby. The physical character of this area is quite different from the Granby Mill village representing domestic architectural styles prevalent during the 1910's. The majority of houses in the area depict typical frame "Craftsman Bungalows" -- a style and house form widely constructed in mill villages during this period. These house were generally reserved for the many supervisors and their families while the upper-level mill managers lived in more commodious and well-appointed "Colonial Revival-styled" dwellings located on Whaley Street. Again, these houses reflected the common architectural styles being built throughout the country in the early twentieth century.

The Pacific Mills Company held the four Columbia textile mills for a longer period of time than any previous owners or any which have owned the mills since. They continued to maintain and upgrade their mills and mill villages until 1939 when they chose to liquidate all of their operative housing so as to reallocate funds toward upgrading machinery. The houses were offered to all mill workers first at what was a favorable price with the mill acting as mortgage holder. Although some workers chose to purchase their houses many were sold to real estate companies and speculators. The supervisory housing was sold in 1955-1956 after Burlington Industries had purchased the mills in 1954.

After the mill houses were sold to private home owners or speculators many of the houses received personalized touches including asbestos shingle siding, replacement porch posts and replacement windows. Although these changes have altered the original appearance of individual houses, the overall form of most houses remain intact and the large number of surviving dwellings contributes to visual integrity of the mill village.

Following the sale of the mills to Burlington Industries in 1954, the mills were once again sold in 1955 to M. Lowenstein and Sons. Lowenstein and Sons operated the mill until approximately two years ago when the Olympia and Granby Mills were purchased by Springs Corporation.

The Granby Mill Village represents one of the best stock of mill housing remaining in the state today. Its compact and visually striking appearance makes it a fine example of late nineteenth century mill village design and its association with the prominent W.B. Smith Whaley lends great historical importance to its level of significance.

### 13. Data Gaps

- a) The project did not include the survey of potential archaeological sites or the review of archaeological site files housed at the South Carolina Institute of Archaeology.
- b) The exact location of the original 55 operative houses built in the Granby Mill Village for the first wave of workers to settle in the village were not discerned. Due to the continuous construction of dwellings to house additional workers, it was not possible to single out the original 55 houses.
- c) Mill owned records of the four Whaley mills were not accessible in the records existing in the company vaults at Springs headquarters in Fort Mill, South Carolina. If the original records of the company do exist, valuable historical information could undoubtedly be retrieved. The information specific to Granby Mill and its mill village, if existing, would help to chart the development of the mill village more clearly following the consolidation of all four mills and mill-owned property.

d) Specific dates of construction for the Pacific Mills supervisory houses is undetermined due to fact that the mill owned the property many years prior to the development of this area and lack of mill records to review.

e) Limited newspaper research was conducted on the period following the purchase of the mills by Parker Cotton Mills and Pacific Mills.

### **13. Repository of Survey Project Materials**

Survey information is stored in the Survey Office of the South Carolina Department of Archives and History. A duplicate set of cards and photographs, indexes, maps and design guidelines has been filed with the City of Columbia Department of Zoning.

### **14. Recommendations**

The following recommendations are based on the evaluation of survey data and meetings held with state, city and community leaders involved in the project. These recommendations are offered as a guide for future preservation projects and for the protection of historic resources within the Granby Mill Community.

#### **a) National Register of Historic Places Potential Listings**

The Granby Mill Village, as a whole, was determined to be potentially eligible for listing on the National Register of Historic Places as an historic district. The necessary documentation and research to nominate the village as a district should be undertaken by the community. The South Carolina Department of Archives and History, National Register Division, can provide information on the most up to date benefits derived from National Register listing including protection and economic incentives for rehabilitation. The proposed National Register properties/district in this Survey Report should be fully investigated and a preliminary determination of eligibility sought from the National Register Division of the State Historic Preservation Office.

#### **b) Local Landmark Designation and Protection**

The Granby Mill Village should petition the City of Columbia Landmarks Commission for designation as a local landmark district and protection under the City of Columbia Historic Preservation Ordinance. Local designation could provide the village with several positive aspects of control and development within the village such as: design review for changes to properties within the designated district; participation in the public review and designation process; participation in local preservation education projects sponsored by the Commission; and, protection in the form of review of any city sponsored projects which might have an effect upon resources within the district. The Granby Mill Village is located within the city limits of Columbia and therefore should be considered eligible for local designation. Due to current development pressures being experienced by the mill village, potential local designation should not only help protect resources within the village but should also provide for consistent and compatible growth in and adjacent to the community. Community involvement in the designation process will be an essential component if the design review process is intended to provide maximum protection of the visual character of the district and historic resources.

#### **c) Design Review Guidelines**

The accompanying Design Review Guidelines resulting from the survey should be applied and enforced within the community which can only be insured through local

landmark designation. The Design Guidelines are intended to provide homeowners and Landmarks Commission members with a set of "do's" and "don't's" for the rehabilitation of historic resources located within the village. The Guidelines are constructed in a flexible nature in order to allow the Commission to determine, on a case-by-case basis, the appropriateness of changes to the visual character of the mill village. The Design Guidelines should be made available to all current property owners as well as potential property owners wishing to purchase and rehabilitate a building in the mill village. Copies of the Design Guidelines can be obtained from the City of Columbia, Zoning Department located in the City Hall Building.

## **15. Acknowledgements**

Historic Preservation Consulting, Inc. would like to thank the following individuals and groups for their effort prior to and during the survey of the Granby Mill Village which made the project a successful and important first step in the protection of the communities valuable historic resources:

Local community liaison, Bob Guild, provided great assistance in collecting historical information, introductions to local resource people and organization of public meetings. Without Bob's enthusiasm and determination to see his community recognized and protected, this survey project would have lacked greatly in its comprehensiveness.

The survey was cosponsored and administered through the City of Columbia and Zoning Administrator, Chip Land acted as project coordinator. Chip's involvement in the project enhanced the coordination and scheduling of meetings as well as the provision of city-held material already collected on the Granby Mill area.

Julie Turner, Tommy Sims and Dan Elswick of the South Carolina Department of Archives and History acted as project reviewer for the State Historic Preservation Office and provided valuable input into the actual survey and development of design review guidelines.

The staff of the South Caroliniana Library on the University of South Carolina campus provided much direction and effort in locating research materials and references for the essay on the Granby Mill's historical development.

A special thanks is given to all the cooperative and interested residents of the Granby Mill Village who graciously allowed us to enter their homes to photograph and record information which greatly enhanced the final survey report. And in addition to their cooperation we would like to thank them for all the valuable oral history they provided which gave us information about the community which was unavailable in any written source. For those who responded to our questionnaire we give a special thanks as well.

## Appendix A: Index of Sites, Granby Mill Village Survey

Survey Site Number	Address or Location	Historic Name	Common Name
502.01	316-318 Catawba Street		
502.02	320-322 Catawba Street		
502.03	324-326 Catawba Street		
502.04	330-328 Catawba Street		
502.05	329-331 Piccadilly Street		
502.06	325-327 Piccadilly Street		
502.07	321-323 Piccadilly Street		
502.08	317-319 Piccadilly Street		
502.09	309-311 Piccadilly Street		
502.010	328-330 Piccadilly Street		
502.011	324-326 Piccadilly Street		
502.012	320-322 Piccadilly Street		
502.013	316-318 Piccadilly Street		
502.014	312-314 Piccadilly Street		
502.015	308-310 Piccadilly Street		
502.016	304-306 Piccadilly Street		
502.017	231 Whaley Street		
502.018	301-303 Whaley Street		
502.019	309-311 Whaley Street		
502.020	313-315 Whaley Street		
502.021	321 Whaley Street		
502.022	325-327 Whaley Street		
502.023	329-331 Whaley Street		
502.024	328-330 Whaley Street		
502.025	324-326 Whaley Street		
502.026	318-316 Whaley Street		
502.027	312-314 Whaley Street		
502.028	310-308 Whaley Street		



### Appendix A: Index of Sites, Granby Mill Village Survey

Survey Site Number	Address or Location	Historic Name	Common Name
502.029	304-306 Whaley Street		
502.030	230 Whaley Street		
502.031	301-303 Pall Mall Street		
502.032	305-307 Pall Mall Street		
502.033	309-311 Pall Mall Street		
502.034	313-315 Pall Mall Street		
502.035	317-319 Pall Mall Street		
502.036	321-323 Pall Mall Street		
502.037	325-327 Pall Mall Street		
502.038	314 Pall Mall Street		
502.039	308-310 Pall Mall Street		
502.040	304-306 Pall Mall Street		
502.041	300-302 Pall Mall Street		
502.042	301-303 Heyward Street		
502.043	305-307 Heyward Street		
502.044	309-311 Heyward Street		
502.045	300-302 Heyward Street		
502.046	200-202 Williams Street		
502.047	204-206 Williams Street		
502.048	208-210 Williams Street		
502.049	212-214 Williams Street		
502.050	216-218 Williams Street		
502.051	220-222 Williams Street		
502.052	224-226 Williams Street		
502.053	228-230 Williams Street		
502.054	unidentified		
502.055	225-227 Tryon Street		
502.056	221-223 Tryon Street		

### Appendix A: Index of Sites, Granby Mill Village Survey

Survey Site Number	Address or Location	Historic Name	Common Name
502.057	217 Tryon Street		
502.058	211-213 Tryon Street		
502.059	201-203 Tryon Street		
502.060	216 Tryon Street		
502.061	220-222 Tryon Street		
502.062	224-226 Tryon Street		
502.063	228-230 Tryon Street		
502.064	217-219 Huger Street		
502.065	213-215 Huger Street		
502.066	121-123 Williams Street		
502.067	117-119 Williams Street		
502.068	113-115 Williams Street		
502.069	109-111 Williams Street		
502.070	329-331 Heyward Street		
502.071	325-327 Heyward Street		
502.072	321 Heyward Street		
502.073	317-319 Heyward Street		
502.074	315 Heyward Street		
502.075	339 Heyward Street		
502.076	110 Tryon Street		
502.077	114 Tryon Street		
502.078	116-118 Tryon Street		
502.079	122 Tryon Street		
502.080	126 Tryon Street		
502.081	130 Tryon Street		
502.082	427 Whaley Street		
502.083	117-119 Huger Street		
502.084	113-115 Huger Street		

### Appendix A: Index of Sites, Granby Mill Village Survey

Survey Site Number	Address or Location	Historic Name	Common Name
502.085	109-111 Huger Street		
502.086	105-107 Huger Street		
502.087	101-103 Huger Street		
502.088	99 Huger Street		
502.089	98 Huger Street		
502.090	100-102 Huger Street		
502.091	104-106 Huger Street		
502.092	110-108 Huger Street		
502.093	112-114 Huger Street		
502.094	504 Whaley Street		
502.095	508 Whaley Street		
502.096	121-123 Church Street		
502.097	117-119 Church Street		
502.098	113-115 Church Street		
502.099	109-111 Church Street		
502.0100	107 Church Street		
502.0101	122 Church Street		
502.0102	514 Whaley Street		
502.0103	518 Whaley Street		
502.0104	204-206 Huger Street		
502.0105	200-202 Huger Street		
502.0106	209 Church Street		
502.0107	213-215 Church Street		
502.0108	217 Church Street		
502.0109	221-223 Church Street		
502.0110	225-227 Church Street		
502.0111	511-513 Denmark Street		
502.0112	503-505 Denmark Street		

## Appendix A: Index of Sites, Granby Mill Village Survey

Survey Site Number	Address or Location	Historic Name	Common Name
502.0113	502-504 Denmark Street		
502.0114	527 Whaley Street	Granby Methodist Episcopal Church	Whaley St Methodist Ch.
502.0115	529-531 Whaley Street		
502.0116	615 Whaley Street		
502.0117	621 Whaley Street		
502.0118	S.W. Corner of Wayne and Catawba Streets		Pacific Memorial Park
502.0119	701 Whaley Street	Pacific Comm. Association Building	The Y.M.C.A. Building
502.0120	219 Gadsden Street		
502.0121	215 Gadsden Street		
502.0122	207 Gadsden Street		
502.0123	729 Whaley Street		
502.0124	803 Whaley Street		
502.0125	202 Gadsden Street		
502.0126	214 Gadsden Street		
502.0127	230 Gadsden Street		
502.0128	205 Mulberry Lane		
502.0129	203 Mulberry Lane		
502.0130	201 Mulberry Lane		
502.0131	805 Whaley Street		
502.0132	807 Whaley Street		
502.0133	200 Mulberry Lane		
502.0134	202 Mulberry Lane		
502.0135	828 Whaley Street		
502.0136	121 Lincoln Street		
502.0137	117 Lincoln Street		
502.0138	113 Lincoln Street		
502.0139	100 Mulberry Lane		
502.0140	104 Mulberry Lane		

## **Appendix A: Index of Sites, Granby Mill Village Survey**

[illegible]

## Appendix B: Map of Survey Area

